

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Toby Baker, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

April 18, 2019

The Honorable Dan Patrick  
Lieutenant Governor of Texas  
Capitol Station  
PO Box 12068  
Austin, Texas 78711

Re: Responsibility of the Texas Commission on Environmental Quality (TCEQ) Pursuant to Article XVI, Section 59(d), Texas Constitution

Senate Bill (SB) 390, as Filed by Senator Borris Miles - Relating to the creation of the Northeast Houston Redevelopment District; providing authority to issue bonds; providing authority to impose assessments, fees, or taxes

Dear Governor Patrick:

The following comments are provided pursuant to the Constitutional requirements referenced above. Under those requirements, the TCEQ must submit, to the Governor, Lieutenant Governor and Speaker of the House of Representatives, the TCEQ's recommendations on specific legislation affecting water districts. We recommend that these comments be considered in the evaluation of the proposed legislation.

Sincerely,

A handwritten signature in cursive script that reads "Cari-Michel La Caille".

Cari-Michel La Caille, Director  
Water Supply Division

cc: Honorable Eddie Lucio, Jr., Chairman, Senate Intergovernmental Relations Committee  
Senator Borris Miles, Texas Senate

Enclosure

**SB 390, as Filed by Senator Borris Miles**  
**Texas Commission on Environmental Quality's Comments**

The Legislative Budget Board, in cooperation with the Texas Water Development Board (TWDB) and the Texas Commission on Environmental Quality (TCEQ), has determined that:

This bill creates Northeast Houston Redevelopment District (District) with the powers and duties of a standard municipal management district under Local Government Code Chapter 375 and a standard public improvement district under Local Government Code Chapter 372.

**Comments on Powers/Duties Different from Similar Types of Districts:**

The District is to be governed by a board of nine voting directors that are appointed by the governing body of the City of Houston (City) from persons recommended by the board; Section 375.063, Local Government Code (Director Qualifications) will not apply to initial directors; the bill specifies that an improvement project described by Section 3961.0302 may be located: in the District; or in an area outside but adjacent to the District if the project is for the purpose of extending a public infrastructure improvement beyond the District's boundaries to a logical terminus; the District may exercise the powers given to a development corporation under Chapter 505, Local Government Code; the board by resolution may authorize the creation of a nonprofit corporation to assist and act for the District in implementing a project or providing a service authorized by this chapter; the nonprofit has each power of and is considered to be a local government corporation created under Subchapter D, Chapter 431, Transportation Code; the District may contract to provide law enforcement services in the District for a fee; the bill allows the District to create economic development programs and exercise economic development powers under Chapter 380, Local Government Code and Subchapter A, Chapter 1509, Government Code; the bill specifies that the District may not exercise a power granted to the District after the date the District was created unless the City consents to the District's exercise of the power; the District may not exercise the power of eminent domain; the board may not finance a service or improvement project with assessments under this chapter unless a written petition requesting that service or improvement has been filed with the board; the District may not impose an ad valorem tax to pay for an improvement project under this chapter unless the

imposition is approved by the voters of the District voting at the requested election; the District may not impose an ad valorem tax on a residential property, including a multiunit residential property or a condominium; a municipality that includes territory of the District, in the corporate boundaries or extraterritorial jurisdiction of the municipality may dissolve the district by ordinance.

**Overlapping Services:** TCEQ does not have mapping information for water and/or wastewater providers because this function was transferred from the TCEQ to the Public Utility Commission on September 1, 2014. As a result, TCEQ is unaware of possible overlapping service providers.

**TCEQ's Supervision:** As with general law districts, the TCEQ will have general supervisory authority, including bond review authority and review of financial reports.

LETTER OF TRANSMITTAL  
TEXAS SENATE  
STATE OF TEXAS

SB 390

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Bill Number

TO: The Honorable Governor of Texas

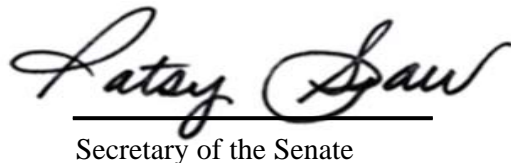
SUBJECT: A Bill Relating to a Conservation and Reclamation District

This is to transmit to you and the Texas Commission on Environmental Quality copies of a bill relating to a conservation and reclamation district and copies of the notice of intention to introduce the bill. One copy is for your files and one for you to forward to the Texas Commission on Environmental Quality, under Section 59(d), Article XVI, Constitution of the State of Texas.

3/21/2019

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Date transmitted to  
Governor's Office



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Secretary of the Senate

TO: Texas Commission on Environmental Quality

SUBJECT: A Bill Relating to a Conservation and Reclamation District

This is to forward to you a copy of a bill relating to conservation and reclamation district and a copy of the notice of intention to introduce the bill.

March 22, 2019

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Date transmitted to  
Texas Commission on Environmental Quality



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Governor

TO: The Honorable President of the Senate  
The Honorable Speaker of the House of Representatives  
The Honorable Governor of Texas

SUBJECT: A Bill Relating to a Conservation and Reclamation District

Attached are recommendations of the Texas Commission on Environmental Quality in compliance with Section 59(d), Article XVI, Constitution of the State of Texas.

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Texas Commission on Environmental Quality

By: Miles

S.B. No. 390

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Northeast Houston Redevelopment District; providing authority to issue bonds; providing authority to impose assessments, fees, or taxes.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3961 to read as follows:

CHAPTER 3961. NORTHEAST HOUSTON REDEVELOPMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3961.0101. DEFINITIONS. In this chapter:

(1) "Board" means the district's board of directors.

(2) "City" means the City of Houston.

(3) "County" means Harris County.

(4) "Director" means a board member.

(5) "District" means the Northeast Houston Redevelopment District.

Sec. 3961.0102. CREATION AND NATURE OF DISTRICT. The district is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3961.0103. PURPOSE; LEGISLATIVE FINDINGS. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter. By creating the district and in authorizing political

subdivisions to contract with the district, the legislature has established a program to accomplish the public purposes set out in Section 52-a, Article III, Texas Constitution.

(b) The creation of the district is necessary to promote, develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, the arts, entertainment, economic development, safety, and the public welfare in the district.

(c) The district is created to supplement and not to supplant county services provided in the district.

Sec. 3961.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE.

(a) The district is created to serve a public use and benefit.

(b) All land and other property included in the district will benefit from the improvements and services to be provided by the district under powers conferred by Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other powers granted under this chapter.

(c) The creation of the district is in the public interest and is essential to further the public purposes of:

(1) developing and diversifying the economy of the state;

(2) eliminating unemployment and underemployment;

(3) developing or expanding transportation and commerce; and

(4) providing quality residential housing.

(d) The district will:

(1) promote the health, safety, and general welfare of

residents, employers, potential employees, employees, visitors,  
and consumers in the district, and of the public;

(2) provide needed funding for the district to  
preserve, maintain, and enhance the economic health and vitality of  
the district territory as a residential community and business  
center; and

(3) promote the health, safety, welfare, and enjoyment  
of the public by providing pedestrian ways and by landscaping,  
removing graffiti from, and developing certain areas in the  
district, which are necessary for the restoration, preservation,  
and enhancement of scenic beauty.

(e) Pedestrian ways along or across a street, whether at  
grade or above or below the surface, and street lighting, street  
landscaping, vehicle parking, and street art objects are parts of  
and necessary components of a street and are considered to be an  
improvement project that includes a street or road improvement.

(f) The district will not act as the agent or  
instrumentality of any private interest even though the district  
will benefit many private interests as well as the public.

Sec. 3961.0105. DISTRICT TERRITORY. (a) The district is  
initially composed of the territory described by Section 2 of the  
Act enacting this chapter.

(b) The boundaries and field notes contained in Section 2 of  
the Act enacting this chapter form a closure. A mistake in the  
field notes or in copying the field notes in the legislative process  
does not affect the district's:

(1) organization, existence, or validity;

1           (2) right to issue any type of bond for the purposes  
2 for which the district is created or to pay the principal of and  
3 interest on a bond;

4           (3) right to impose or collect an assessment or tax; or

5           (4) legality or operation.

6           Sec. 3961.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

7           (a) All or any part of the area of the district is eligible to be  
8 included in:

9           (1) a tax increment reinvestment zone created under  
10 Chapter 311, Tax Code;

11           (2) a tax abatement reinvestment zone created under  
12 Chapter 312, Tax Code; or

13           (3) an enterprise zone created under Chapter 2303,  
14 Government Code.

15           (b) A tax increment reinvestment zone created by the city in  
16 the district is not subject to the limitations provided by Section  
17 311.006, Tax Code.

18           (c) If the city creates a tax increment reinvestment zone  
19 under Chapter 311, Tax Code, the city, by contract with the  
20 district, may grant money deposited in the tax increment fund to the  
21 district to be used by the district for the purposes permitted for  
22 money granted to a corporation under Section 380.002(b), Local  
23 Government Code, including the right to pledge the money as  
24 security for any bonds issued by the district for an improvement  
25 project.

26           Sec. 3961.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT  
27 DISTRICTS LAW. Except as otherwise provided by this chapter,



Chapter 375, Local Government Code, applies to the district.

Sec. 3961.0108. CONSTRUCTION OF CHAPTER. This chapter shall be liberally construed in conformity with the findings and purposes stated in this chapter.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 3961.0201. GOVERNING BODY; TERMS. (a) The district is governed by a board of nine voting directors who must be qualified under and appointed by the governing body of the city as provided by Subchapter D, Chapter 375, Local Government Code.

(b) The directors serve staggered terms of four years with four or five directors' terms expiring June 1 of each odd-numbered year.

Sec. 3961.0202. DIRECTOR'S OATH OR AFFIRMATION. (a) A director shall file the director's oath or affirmation of office with the district, and the district shall retain the oath or affirmation in the district records.

(b) A director shall file a copy of the director's oath or affirmation with the clerk of the county.

Sec. 3961.0203. QUORUM. A vacant director position is not counted for purposes of establishing a quorum.

Sec. 3961.0204. OFFICERS. The board shall elect from among the directors a chair, a vice chair, and a secretary. The offices of chair and secretary may not be held by the same person.

Sec. 3961.0205. COMPENSATION; EXPENSES. (a) The district may compensate each director in an amount not to exceed \$50 for each board meeting. The total amount of compensation a director may receive each year may not exceed \$2,000.

(b) A director is entitled to reimbursement for necessary and reasonable expenses incurred in carrying out the duties and responsibilities of the board.

Sec. 3961.0206. LIABILITY INSURANCE. The district may obtain and pay for comprehensive general liability insurance coverage from a commercial insurance company or other source that protects and insures a director against personal liability and from all claims relating to:

- (1) actions taken by the director in the director's capacity as a member of the board;
- (2) actions and activities taken by the district; or
- (3) the actions of others acting on behalf of the district.

Sec. 3961.0207. NO EXECUTIVE COMMITTEE. The board may not create an executive committee to exercise the powers of the board.

Sec. 3961.0208. BOARD MEETINGS. The board shall hold meetings at a place accessible to the public.

Sec. 3961.0209. INITIAL DIRECTORS. (a) The initial board consists of:

<u>Pos. No.</u>	<u>Name of Director</u>
<u>1.</u>	
<u>2.</u>	
<u>3.</u>	
<u>4.</u>	
<u>5.</u>	
<u>6.</u>	
<u>7.</u>	

1           8.

2           9.

3           (b) Of the initial directors, the terms of directors serving  
4 in positions 1 through 5 expire June 1, 2021, and the terms of  
5 directors serving in positions 6 through 9 expire June 1, 2023.

6           (c) Section 375.063, Local Government Code, does not apply  
7 to the initial directors named by Subsection (a).

8           (d) This section expires September 1, 2023.

9                   SUBCHAPTER C. POWERS AND DUTIES

10          Sec. 3961.0301. GENERAL POWERS AND DUTIES. The district  
11 has the powers and duties necessary to accomplish the purposes for  
12 which the district is created.

13          Sec. 3961.0302. IMPROVEMENT PROJECTS AND SERVICES. The  
14 district may provide, design, construct, acquire, improve,  
15 relocate, operate, maintain, or finance an improvement project or  
16 service using money available to the district, or contract with a  
17 governmental or private entity to provide, design, construct,  
18 acquire, improve, relocate, operate, maintain, or finance an  
19 improvement project or service authorized under this chapter or  
20 Chapter 375, Local Government Code.

21          Sec. 3961.0303. LOCATION OF IMPROVEMENT PROJECT. An  
22 improvement project described by Section 3961.0302 may be located:

23                   (1) in the district; or

24                   (2) in an area outside but adjacent to the district if  
25 the project is for the purpose of extending a public infrastructure  
26 improvement beyond the district's boundaries to a logical terminus.

27          Sec. 3961.0304. DEVELOPMENT CORPORATION POWERS. The

district, using money available to the district, may exercise the powers given to a development corporation under Chapter 505, Local Government Code, including the power to own, operate, acquire, construct, lease, improve, or maintain a project under that chapter.

Sec. 3961.0305. NONPROFIT CORPORATION. (a) The board by resolution may authorize the creation of a nonprofit corporation to assist and act for the district in implementing a project or providing a service authorized by this chapter.

(b) The nonprofit corporation:

(1) has each power of and is considered to be a local government corporation created under Subchapter D, Chapter 431, Transportation Code; and

(2) may implement any project and provide any service authorized by this chapter.

(c) The board shall appoint the board of directors of the nonprofit corporation. The board of directors of the nonprofit corporation shall serve in the same manner as the board of directors of a local government corporation created under Subchapter D, Chapter 431, Transportation Code, except that a board member is not required to reside in the district.

Sec. 3961.0306. AGREEMENTS; GRANTS. (a) As provided by Chapter 375, Local Government Code, the district may make an agreement with or accept a gift, grant, or loan from any person.

(b) The implementation of a project is a governmental function or service for the purposes of Chapter 791, Government Code.

1       Sec. 3961.0307. LAW ENFORCEMENT SERVICES. To protect the  
2 public interest, the district may contract with a qualified party,  
3 including the county, to provide law enforcement services in the  
4 district for a fee.

5       Sec. 3961.0308. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.  
6 The district may join and pay dues to a charitable or nonprofit  
7 organization that performs a service or provides an activity  
8 consistent with the furtherance of a district purpose.

9       Sec. 3961.0309. ECONOMIC DEVELOPMENT. (a) The district  
10 may engage in activities that accomplish the economic development  
11 purposes of the district.

12       (b) The district may establish and provide for the  
13 administration of one or more programs to promote state or local  
14 economic development and to stimulate business and commercial  
15 activity in the district, including programs to:

16               (1) make loans and grants of public money; and

17               (2) provide district personnel and services.

18       (c) The district may create economic development programs  
19 and exercise the economic development powers that:

20               (1) Chapter 380, Local Government Code, provides to a  
21 municipality; and

22               (2) Subchapter A, Chapter 1509, Government Code,  
23 provides to a municipality.

24       Sec. 3961.0310. CONCURRENCE ON ADDITIONAL POWERS. If the  
25 territory of the district is located in the corporate boundaries or  
26 the extraterritorial jurisdiction of a municipality, the district  
27 may not exercise a power granted to the district after the date the

district was created unless the governing body of the municipality  
by resolution consents to the district's exercise of the power.

Sec. 3961.0311. NO EMINENT DOMAIN POWER. The district may  
not exercise the power of eminent domain.

SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

Sec. 3961.0401. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
board by resolution shall establish the number of signatures and  
the procedure required for a disbursement or transfer of the  
district's money.

Sec. 3961.0402. MONEY USED FOR IMPROVEMENTS OR SERVICES.  
The district may acquire, construct, finance, operate, or maintain  
an improvement project or service authorized under this chapter or  
Chapter 375, Local Government Code, using any money available to  
the district.

Sec. 3961.0403. GENERAL POWERS REGARDING PAYMENT OF  
DISTRICT BONDS, OBLIGATIONS, OR OTHER COSTS. The district may  
provide or secure the payment or repayment of any bond, note, or  
other temporary or permanent obligation or reimbursement or other  
contract with any person and the costs and expenses of the  
establishment, administration, and operation of the district and  
the district's costs or share of the costs or revenue of an  
improvement project or district contractual obligation or  
indebtedness by:

(1) the imposition of an ad valorem tax or sales and  
use tax or an assessment, user fee, concession fee, or rental  
charge; or

(2) any other revenue or resources of the district.

1       Sec. 3961.0404. COSTS FOR IMPROVEMENT PROJECTS. The  
2 district may undertake separately or jointly with other persons,  
3 including the city or the county, all or part of the cost of an  
4 improvement project, including an improvement project:

5           (1) for improving, enhancing, and supporting public  
6 safety and security, fire protection and emergency medical  
7 services, and law enforcement in or adjacent to the district; or

8           (2) that confers a general benefit on the entire  
9 district or a special benefit on a definable part of the district.

10       Sec. 3961.0405. TAX AND ASSESSMENT ABATEMENTS. The  
11 district may designate reinvestment zones and may grant abatements  
12 of a tax or assessment on property in the zones.

13       Sec. 3961.0406. PROPERTY EXEMPT FROM IMPACT FEES. The  
14 district may not impose an impact fee on a residential property,  
15 including a multiunit residential property, or a condominium.

16                   SUBCHAPTER E. ASSESSMENTS

17       Sec. 3961.0501. PETITION REQUIRED FOR FINANCING SERVICES  
18 AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
19 service or improvement project with assessments under this chapter  
20 unless a written petition requesting that service or improvement  
21 has been filed with the board.

22           (b) The petition must be signed by the owners of at least 50  
23 percent of the property in the district subject to assessment  
24 according to the most recent certified tax appraisal roll for the  
25 county.

26       Sec. 3961.0502. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
27 The board by resolution may impose and collect an assessment for any

1 purpose authorized by this chapter in all or any part of the  
2 district that is not a residential property, including a multiunit  
3 residential property or a condominium.

4 (b) An assessment, a reassessment, or an assessment  
5 resulting from an addition to or correction of the assessment roll  
6 by the district, penalties and interest on an assessment or  
7 reassessment, an expense of collection, and reasonable attorney's  
8 fees incurred by the district:

9 (1) are a first and prior lien against the property  
10 assessed;

11 (2) are superior to any other lien or claim other than  
12 a lien or claim for county, school district, or municipal ad valorem  
13 taxes; and

14 (3) are the personal liability of and a charge against  
15 the owners of the property even if the owners are not named in the  
16 assessment proceedings.

17 (c) The lien is effective from the date of the board's  
18 resolution imposing the assessment until the date the assessment is  
19 paid. The board may enforce the lien in the same manner that the  
20 board may enforce an ad valorem tax lien against real property.

21 (d) The board may make a correction to or deletion from the  
22 assessment roll that does not increase the amount of assessment of  
23 any parcel of land without providing notice and holding a hearing in  
24 the manner required for additional assessments.

25 Sec. 3961.0503. METHOD OF NOTICE FOR HEARING. The district  
26 may mail the notice required by Section 375.115(c), Local  
27 Government Code, by certified or first class United States mail.



The board shall determine the method of notice.

SUBCHAPTER F. TAXES AND BONDS

Sec. 3961.0601. TAX ABATEMENT. The district may enter into a tax abatement agreement in accordance with the general laws of this state authorizing and applicable to a tax abatement agreement by a municipality.

Sec. 3961.0602. PROPERTY TAX AUTHORIZED. (a) The district may impose an ad valorem tax on all taxable property in the district to:

(1) pay for an improvement project of the types authorized by Section 52(b), Article III, and Section 59, Article XVI, Texas Constitution; or

(2) secure the payment of bonds issued for a purpose described by Subdivision (1).

(b) The district may not impose an ad valorem tax to pay for an improvement project under this chapter unless:

(1) a written petition has been filed with the board requesting an election to approve the imposition of the tax signed by the owners of at least 50 percent of the property in the district subject to assessment according to the most recent certified county property tax rolls; and

(2) the imposition of the tax is approved by the voters of the district voting at the requested election.

(c) The district may not impose an ad valorem tax on a residential property, including a multiunit residential property or a condominium.

Sec. 3961.0603. SALES AND USE TAX. (a) The district may

1 impose a sales and use tax if authorized by a majority of the voters  
2 of the district voting at an election called for that purpose.  
3 Revenue from the tax may be used for any purpose for which ad  
4 valorem tax revenue of the district may be used.

5 (b) The district may not adopt a sales and use tax if as a  
6 result of the adoption of the tax the combined rate of all sales and  
7 use taxes imposed by the district and other political subdivisions  
8 of this state having territory in the district would exceed two  
9 percent at any location in the district.

10 (c) If the voters of the district approve the adoption of  
11 the tax at an election held on the same election date on which  
12 another political subdivision adopts a sales and use tax or  
13 approves an increase in the rate of its sales and use tax and as a  
14 result the combined rate of all sales and use taxes imposed by the  
15 district and other political subdivisions of this state having  
16 territory in the district would exceed two percent at any location  
17 in the district, the election to adopt a sales and use tax under  
18 this chapter has no effect.

19 Sec. 3961.0604. BONDS AND OTHER OBLIGATIONS. (a) The  
20 district may issue, by public or private sale, bonds, notes, or  
21 other obligations payable wholly or partly from ad valorem taxes,  
22 sales and use taxes, or assessments in the manner provided by  
23 Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local  
24 Government Code.

25 (b) In exercising the district's borrowing power, the  
26 district may issue a bond or other obligation in the form of a bond,  
27 note, certificate of participation or other instrument evidencing a

proportionate interest in payments to be made by the district, or other type of obligation.

(c) In addition to the sources of money described by Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local Government Code, district bonds may be secured and made payable wholly or partly by a pledge of any part of the money the district receives from improvement revenue or from any other source.

Sec. 3961.0605. BOND MATURITY. Bonds may mature not more than 40 years from their date of issue.

Sec. 3961.0606. TAXES FOR BONDS AND OTHER OBLIGATIONS. At the time bonds or other obligations payable wholly or partly from ad valorem taxes are issued:

(1) the board shall impose a continuing direct annual ad valorem tax for each year that all or part of the bonds are outstanding; and

(2) the district annually shall impose an ad valorem tax on all taxable property in the district in an amount sufficient to:

(A) pay the interest on the bonds or other obligations as the interest becomes due; and

(B) create a sinking fund for the payment of the principal of the bonds or other obligations when due or the redemption price at any earlier required redemption date.

#### SUBCHAPTER G. DISSOLUTION

Sec. 3961.0701. DISSOLUTION BY ORDINANCE. (a) A municipality that includes territory of the district, in the corporate boundaries or extraterritorial jurisdiction of the

1 municipality, by ordinance may dissolve the district.

2 (b) The municipality may not dissolve the district until the  
3 district's outstanding debt or contractual obligations that are  
4 payable from ad valorem taxes have been repaid or discharged, or the  
5 municipality has affirmatively assumed the obligation to pay the  
6 outstanding debt from municipal revenue.

7 Sec. 3961.0702. COLLECTION OF ASSESSMENTS AND OTHER  
8 REVENUE. (a) If the dissolved district has bonds or other  
9 obligations outstanding secured by and payable from assessments or  
10 other revenue, other than ad valorem taxes, the municipality that  
11 dissolves the district shall succeed to the rights and obligations  
12 of the district regarding enforcement and collection of the  
13 assessments or other revenue.

14 (b) The municipality shall have and exercise all district  
15 powers to enforce and collect the assessments or other revenue to  
16 pay:

17 (1) the bonds or other obligations when due and  
18 payable according to their terms; or

19 (2) special revenue or assessment bonds or other  
20 obligations issued by the municipality to refund the outstanding  
21 bonds or obligations.

22 Sec. 3961.0703. ASSUMPTION OF ASSETS AND LIABILITIES. (a)  
23 If a municipality dissolves the district, the municipality assumes,  
24 subject to the appropriation and availability of funds, the  
25 obligations of the district, including any bonds or other debt  
26 payable from assessments or other district revenue.

27 (b) If a municipality dissolves the district, the board

1 shall transfer ownership of all district property to the  
2 municipality.

3         SECTION 2. The Northeast Houston Redevelopment District  
4 initially includes all the territory contained in the following  
5 area:

6 The Northeast Houston Redevelopment District is +/- 12,911 acres of  
7 land situated east of US Hwy 59 North and north of Liberty Road  
8 within the Municipal Limits of the City of Houston and Harris  
9 County, Texas, and described as follows:

10 Beginning at intersection of west right-of-way (ROW) of Lockwood Dr  
11 and centerline ROW of North Loop Fwy E;

12 Then generally west along centerline ROW of North Loop Fwy E to  
13 centerline ROW of US Hwy 59 North;

14 Then north along centerline ROW of US Hwy 59 North to centerline of  
15 Southern Pacific Railway;

16 Then north northeast along centerline of Southern Pacific Railway  
17 to centerline ROW of E Crosstimbers St;

18 Then east along centerline ROW of E Crosstimbers St to centerline  
19 ROW of Hirsch Rd;

20 Then north and north northeast along centerline ROW of Hirsch Rd to  
21 centerline ROW of Van Zandt St;

22 Then east along centerline ROW of Van Zandt St to centerline ROW of  
23 Homestead Rd;

24 Then north along centerline ROW of Homestead Rd to centerline of  
25 drainage ditch P125-00-00 (Tributary 14.27 to Greens Bayou);

26 Then east, south and east along centerline of drainage ditch  
27 P125-00-00 (Tributary 14.27 to Greens Bayou) to southwest corner of

1 0.1525 acre lot (NORTHWOOD MANOR SEC 4 LT 1 BLK 43);  
2 Then east and generally east southeast along south boundary of  
3 NORTHWOOD MANOR SEC 4 LTS 1-9 BLK 43, LTS 1-11 BLK 54, and LTS 13-16  
4 BLK 53, and NORTHWOOD MANOR SEC 8 LTS 55-63 BLK 1 and LTS 191-206 BLK  
5 6 to southwest corner of 0.271 acre lot (NORTHWOOD MANOR SEC 8 LT  
6 191 BLK 6);  
7 Then east along south boundary of said 0.271 acre lot and NORTHWOOD  
8 MANOR SEC 8 to centerline ROW of N Wayside Dr and boundary line of  
9 City of Houston Municipal Limits;  
10 Then south along centerline ROW of N Wayside Dr and boundary line of  
11 City of Houston Municipal Limits to a point west of southwest corner  
12 of 233.2922 acre tract (ABST 119 J E BUNDICK TR 2C);  
13 Then east to east ROW line of N Wayside Dr and along south boundary  
14 of said 233.2922 acre tract, and 195.79 acre tract (ABST 119 J E  
15 BUNDICK TRS 2B & 2D), and boundary line of City of Houston Municipal  
16 Limits, to west boundary of 32.0224 acre tract (ABST 600 E NOLAND ML  
17 (BSL&W) HOU TO ANCH TR R60);  
18 Then southwest along west boundary of said 32.0224 acre tract to  
19 north ROW of Little York Rd;  
20 Then east along north ROW of Little York Rd across 32.0224 acre  
21 tract to east boundary of said tract;  
22 Then northeast along east boundary of said 32.0224 acre tract to  
23 boundary line of City of Houston Municipals Limits and southwest  
24 corner of 6.8196 acre tract (ABST 119 J E BUNDICK TR 2E);  
25 Then east along south boundary of said 6.8196 acre tract, and along  
26 boundary line of City of Houston Municipals Limits, across ROW of  
27 Mesa Dr, and along north boundary of 32.42 acre tract (TRAYLOR FIELD

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1 SEC 1 RES A BLK 1), and 71.6700 acre tract (ABST 600 E NOLAND TR 39K)  
2 to northeast corner of said 71.6700 acre tract;  
3 Then south along east boundary of said 71.6700 acre tract and  
4 boundary line of City of Houston Municipal Limits, and east  
5 boundary of 192.9761 acre tract (ABST 600 E NOLAND TRS 39 & 39E),  
6 and 31.03 acre tract (ABST 600 E NOLAND TR 39J), and 7.3476 acre  
7 tract (ABST 600 E NOLAND TRS 39B & 39C), and 1.375 acre tract (ABST  
8 600 E NOLAND TRS 21A & 22A), and 6.435 acre tract (OAKLAND ACRES TR A  
9 (NM)), and 48.0056 acre tract (MESA DRIVE CROSSING RES A BLK 1) to  
10 southeast corner of said 48.0056 acre tract;  
11 Then west along south boundary of said 48.0056 acre tract to east  
12 boundary of KENTSHIRE PLACE SEC 3 Subdivision;  
13 Then south along east boundary of KENTSHIRE PLACE SEC 1-3  
14 Subdivision to centerline ROW of Caddo St;  
15 Then west along centerline ROW of Caddo St to centerline ROW of  
16 Thorn St;  
17 Then south along centerline ROW of Thorn St to centerline ROW of  
18 Sterlingshire Rd;  
19 Then west along centerline ROW of Sterlingshire Rd to centerline  
20 ROW of Balsam Rd;  
21 Then south along centerline ROW of Balsam Rd to centerline ROW of  
22 Tidwell Rd;  
23 Then west along centerline ROW of Tidwell Rd to centerline ROW of  
24 Mesa Rd;  
25 Then south along centerline ROW of Mesa Rd to north boundary of  
26 Southern Pacific Rail Easement;  
27 Then west southwest along north boundary of Southern Pacific Rail

1 Easement to a point south of west ROW line of Majestic St;  
2 Then north along west ROW line of Majestic St to a point west of  
3 southwest corner of 0.124 acre tract (LIBERTY GARDENS SEC 1 TR 181  
4 BLK 10);  
5 Then east across ROW of Majestic St and along south boundary of said  
6 0.124 acre tract and south boundary of 0.5159 acre tract (LIBERTY  
7 GARDENS SEC 1 TRS 181B THRU 185B BLK 10) to southeast corner of said  
8 0.5159 acre tract and coincident west boundary of 9.9226 acre tract  
9 (ABST 32 HARRIS & WILSON TR 1Y);  
10 Then north along west boundary of said 9.9226 acre tract, and  
11 7.46000 acre tract (ABST 32 HARRIS & WILSON TR 1), and 4.8780 acre  
12 tract (ABST 32 HARRIS & WILSON TR 62C) to south boundary of 0.6359  
13 acre tract (ABST 32 HARRIS & WILSON LT 207 & TRS 205 & 206 BLK 11 & TR  
14 62);  
15 Then west, north and west along boundary line of said 0.6359 acre  
16 tract, across ROW of Majestic St to west ROW;  
17 Then north along west ROW of Majestic St to a point west of  
18 northwest corner of 0.7779 acre tract (LIBERTY GARDENS SEC 1 LTS 209  
19 & 210 & TR 208 BLK 12);  
20 Then east across ROW of Majestic St and along north boundary of said  
21 0.779 acre tract to northeast corner of said tract and west ROW of  
22 Blaffer St;  
23 Then north along west ROW of Blaffer St to southeast corner of  
24 18.0091 acre tract (CONSOLIDATED FREIGHTWAYS HOUSTON RES A BLK 1);  
25 Then west along south boundary of said 18.0091 acre tract, and  
26 11.5346 acre tract (ABST 32 HARRIS & WILSON TR 4) to west ROW of  
27 Dabney St;



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1 Then north along west ROW of Dabney St to northeast corner 0.1657  
2 acre lot (STANNARD PLACE LT 25 BLK 1);  
3 Then west along north boundary of said lot and STANNARD PLACE LTS  
4 24-14 BLK 1 to northwest corner of 0.168 acre lot (STANNARD PLACE LT  
5 14 BLK 1) and east ROW of Hoffman St;  
6 Then south along east ROW of Hoffman St to south ROW of Minden St;  
7 Then west along south ROW of Minden to west ROW of Lockwood Dr;  
8 Then north along west ROW of Lockwood Dr to centerline of North Loop  
9 Fwy E and beginning of +/- 12,911 acre tract.  
10 *Save and Except* Harris County MUD 439.  
11 *Save and Except* ABST 600 E NOLAND ML (BSL&W) HOU TO ANCH TR R60.  
12 *Save and Except* +/- 26.688 acre tract situated southeast of  
13 intersection of Feland St and Woodlyn Rd and consisting of Oaks of  
14 Lakewood Village Section 1-2 with beginning point being east ROW  
15 line of Feland St and northwest corner of 3.0045 acre tract (OAKS OF  
16 LAKEWOOD VILLAGE SEC 1 (DETENTION) RES A);  
17 Then east along north boundary of said 3.0045 acre tract, and OAKS  
18 OF LAKEWOOD VILLAGE SEC 1 to northeast corner of 0.2361 acre lot  
19 (OAKS OF LAKEWOOD VILLAGE SEC 1 LT 36 BLK 1);  
20 Then south along east boundary of said 0.2361 acre lot, and OAKS OF  
21 LAKEWOOD VILLAGE SEC 1-2 to southeast corner of 0.2849 acre lot  
22 (OAKS OF LAKEWOOD VILLAGE SEC 2 LT 30 BLK 1);  
23 Then generally west along south boundary of said 0.2849 acre lot,  
24 and OAKS OF LAKEWOOD VILLAGE SEC 2 to southwest corner of 0.1779  
25 acre lot (OAKS OF LAKEWOOD VILLAGE SEC 2 LT 46 BLK 1) and east ROW  
26 line of Feland St;  
27 Then north along east ROW line of Feland St to northwest corner of

1 3.0045 acre tract (OAKS OF LAKEWOOD VILLAGE SEC 1 (DETENTION) RES A)  
2 and point of beginning of *Save and Except* +/- 26.688 acre tract.

3 SECTION 3. (a) The legal notice of the intention to  
4 introduce this Act, setting forth the general substance of this  
5 Act, has been published as provided by law, and the notice and a  
6 copy of this Act have been furnished to all persons, agencies,  
7 officials, or entities to which they are required to be furnished  
8 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
9 Government Code.

10 (b) The governor, one of the required recipients, has  
11 submitted the notice and Act to the Texas Commission on  
12 Environmental Quality.

13 (c) The Texas Commission on Environmental Quality has filed  
14 its recommendations relating to this Act with the governor,  
15 lieutenant governor, and speaker of the house of representatives  
16 within the required time.

17 (d) All requirements of the constitution and laws of this  
18 state and the rules and procedures of the legislature with respect  
19 to the notice, introduction, and passage of this Act have been  
20 fulfilled and accomplished.

21 SECTION 4. This Act takes effect immediately if it receives  
22 a vote of two-thirds of all the members elected to each house, as  
23 provided by Section 39, Article III, Texas Constitution. If this  
24 Act does not receive the vote necessary for immediate effect, this  
25 Act takes effect September 1, 2019.

**NOTICE OF INTENTION TO INTRODUCE A BILL IN THE  
LEGISLATURE OF TEXAS/PURPOSE OF CONSTRUCTING,  
FINANCING AND OPERATING PUBLIC INFRASTRUCTURE AND  
IMPROVEMENTS WITHIN AND OUTSIDE THE DISTRICT AND  
PROMOTING THE ECONOMIC DEVELOPMENT OF THE STATE  
OF TEXAS, CITY OF HOUSTON & PORTIONS OF HARRIS CNTY  
The State of Texas**

The Affiant, Valerie Moy, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath that the following statements are true and correct;

1. Affiant is the Classified Administrator of the Houston Business Journal; A weekly newspaper published in Harris County, Texas and of general circulation in Harris, Chambers, Liberty, Montgomery, Waller, Fort Bend, Brazoria and Galveston Counties.
2. The notice, of which the annexed is true copy, was published on January 18, 2019 in the classified advertising of the Houston Business Journal.

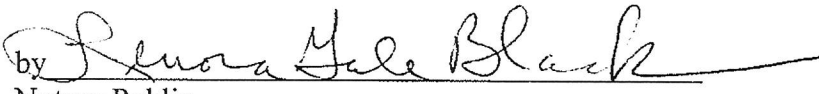
Further Affiant sayeth not.

Executed this the 29th day of January, 2019.

Affiant: 

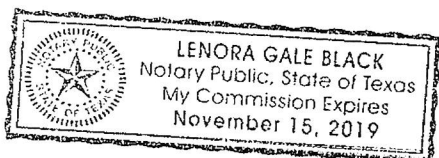
Printed Name: Valerie Moy

SUBSCRIBED AND SWORN BEFORE ME, on 29th day of January, 2019.

by   
Notary Public

Lenora Gale Black

Printed of Typed Name of Notary



.00 per set (\$50.00 for electronic copy).

LLC on behalf of Harris County Municipal Utility District No. 248 will X Pre Bid pre-bid conference at LJA Engineering, Inc., 1904 West Grand e 120, Katy, Texas 77449, at 10:00 a.m. Wednesday, January 30, 2019, C on behalf of Harris County Municipal Utility District No. 248 reserves and all bids. The Successful Bidder, if any, will be the responsible Bidder judgment will be most advantageous to the District and result in the best completion of the Project. (Texas Water Code 49.273) form of Bid Bonds or Cashier's Check payable to Molto Properties, LLC ounty Municipal Utility District No. 248 in an amount not less than five bid submitted, must accompany each Bid.

#### INVITATION TO BIDDERS

uplicate, addressed to Brazoria-Fort Bend County Municipal Utility Dis- i: Mr. Michael Parks, President, Board of Directors, will be received at ineering, Inc., 2929 Briarpark Drive, Suite 150, Houston, Texas 77042, al Time, Friday, February 1, 2019, and then publicly opened and read for County Road 59 Paving and Drainage Improvements to Serve Southlake d County Municipal Utility District No. 1, Brazoria County, Texas

the Contract includes the following: paving and drainage improvements.

the closing time will be returned unopened. A Non-Mandatory pre-bid ld on Friday, January 25, 2019 at 10:00 a.m. Local Time, at the office of , 2929 Briarpark Drive, Suite 150, Houston, Texas 77042.

accompanied by a Bid Bond or a certified or cashier's check, acceptable amount not less than five percent (5%) of the total amount Bid, as a cessful bidder will enter into the Contract and execute the Bonds on the provide the required insurance certificates within seven (7) days after the eatis are received by the Contractor.

ts may be examined at LJA Engineering, Inc., AGC of Texas, Construct or may be obtained by prospective bidders or suppliers upon payment s (\$100.00 non-refundable plus cost of delivery) (\$50.00 for electronic documents at LJA Engineering, Inc., 1904 W Grand Parkway North, : 77449.

as the right to reject any or all Bids and to waive all defects and irregulari- ding process except time of submitting a Bid. The Successful Bidder, if ible Bidder which in the Board's judgment will be most advantageous to in the best and most economical completion of the Project.

#### SECTION 001113

##### INVITATION TO BID

licate, will be received on behalf of Charterwood Municipal Utility Dis- ley Engineering, 400 Randal Way, Spring, Texas, 77388 until February at which time all bids will be opened and publicly read for furnishing all labor and supervision necessary for completion of the following:

#### Sanitary Sewer Rehabilitation Sections 7 & 10

work include:

ite 6-inch thru 10-inch sanitary sewer lines using CIPB  
Pipe Bursting and Point Repair methods.

must be accompanied by a Bid Bond from a reliable surety company Charterwood Municipal Utility District in the amount of five percent No bid proposal may be withdrawn for a period of sixty (60) days after The OWNER reserves the right to reject any or all bids or to accept dvantageous to it. The successful bidder will be required to provide a and maintenance bond for the full amount of the contract.

ice will be held on January 30th, 2019 at 10:00 A.M. at the office of al Way, Spring, Texas, 77388. ATTENDANCE IS NOT MANDA-

bid Documents are available via internet, at no cost, from [www.CJV-ord:Bleyl](http://www.CJV-ord:Bleyl)

#### INVITATION TO BID

id to Northwest Harris County Municipal Utility District No. 23 for enerator Improvements will be received at the office of the Engineer, 22 Pin Oak Road, Suite 202A, Katy, Texas 77494 until 10:00AM, hen publicly opened and read aloud. Invitation to Bidders and other available for purchase at the offices of JNS Engineers, LLC., upon a leposit, or may be examined without charge at the offices of the Engi- , 722 Pin Oak Road Suite 202A, Katy, TX 77494. A cashier's check nt of 10% of the total amount of the bid must accompany each bid. ust furnish a payment and performance bond acceptable to Owner. l be held at the office of the Engineer at the address shown above, at 1019.

spective bidders or suppliers upon payment of One Hundred Fifty Dollars (\$150.00 non-refundable plus cost of delivery) for each set of documents at Van De Wiele & Vogler, Inc.

The Owner reserves the right to reject any or all Bids and to waive all defects and irregularities in bidding or bidding process except time of submitting a Bid. The Successful Bidder, if any, will be the responsible Bidder which in the Board's judgment will be most advantageous to the District and result in the best and most economical completion of the Project.

#### NOTICE OF INTENTION TO INTRODUCE A BILL IN THE LEGISLATURE OF TEXAS

Notice is hereby given of the intention to introduce a bill in the Regular Session of the 86th Regular Session of the Legislature of Texas to create the Northeast Houston Redevelopment District. The District will be created as a special district under and pursuant to the provisions of Section 59, Article XVI, Texas Constitution, and pursuant to the power of the Legislature to create special government agencies and districts for the purpose of constructing, financing and operating public infrastructure and improvements within and outside the District and promoting the economic development of the State of Texas, the City of Houston, and portions of Harris County, and neighboring communities.

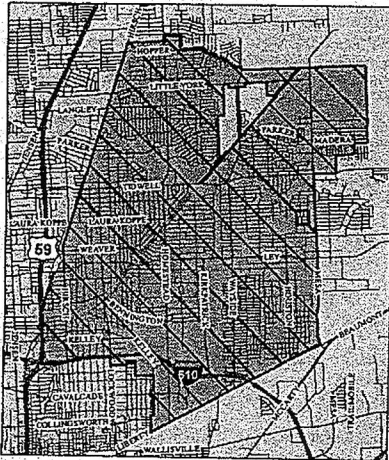
THIS NOTICE is given in accordance with the requirements of Section 59(d), Article XVI, Texas Constitution.

For more information or to obtain a copy of the proposed bill, including a boundary description of the land to be included in the District, please type the following link into your internet browser:

<http://districtzone.net/tx/nehrd/>

After you review the information above, if you still have questions, please contact David Hawes at:

Hawes Hill and Associates  
9610 Long Point Suite 150  
Houston, Texas 77055  
713.595.1209 / dhawes@haweshill.com



Proposed Boundary Jan. 10, 2019

Date: 1/15/2019

#### NOTICE TO BIDDERS

Scaled bids in duplicate, will be received by HARRIS COUNTY WCID NO. 116 at the offices of AEI Engineering, LLC, 11450 Compaq Center Dr., Suite 660, Houston, Texas 77070, until TUESDAY, FEBRUARY 5, 2019 AT 2:00 P.M., at which time all bids will be opened and publicly read for furnishing all material, equipment, labor and supervision necessary for completion of the following:

#### 1.30 MGD WASTEWATER TREATMENT PLANT CLARIFIER NO. 2

The major items of work include: Site work, including clearing and grubbing, installation of yard piping, and re-routing of existing piping. Relocation of existing generator to a new concrete pad. Construction of a new 75-foot diameter concrete clarifier and a new concrete splitter box, including installation of equipment and controls. Construction also includes a new sludge pump station with three (3) sludge pumps, and all items necessary to provide a complete and operating system.

Each bid proposal must be accompanied by a Bid Bond from a reliable surety company drawn to the order of HARRIS COUNTY WCID NO. 116 in the amount of five percent (5%) of the total bid. No bid proposal may be withdrawn for a period of sixty (60) days after the bid opening date. The OWNER reserves the right to reject any or all bids, or to accept the bid deemed most advantageous to it. The successful bidder will be required to provide a performance, payment, and maintenance bond for the full amount of the contract.

A Pre-Bid Conference will be held at the District's Water Plant No. 1 at 5135 Cobles Corner, Houston, Texas 77069 on TUESDAY, JANUARY 29, 2019 AT 2:00 P.M. Attendance is not mandatory.

Specifications and Bid Documents are available online at <https://www.civcastusa.com> or may be purchased at the offices of AEI Engineering, LLC, 11450 Compaq Center Dr., Suite 660, Houston, Texas 77070, for a non-refundable fee of \$75.00. Business hours are Monday through Thursday from 7:30 A.M. until 5:30 P.M. and Fridays from 7:30 A.M. until 11:30 A.M. Telephone 281/350-7027.

# HOUSTON BUSINESS JOURNAL